

## **GENERAL DEVELOPMENT PLAN**

### **Submittal Requirements**

Applicant \_\_\_\_\_ Date Submitted \_\_\_\_\_

Location \_\_\_\_\_

Submittal requirements for General Development Plan shall include the following unless waived as part of the pre-application conference:

1. A vicinity map at a scale from 1" = 100' to 1" = 500' showing the location of the subject site in relation to adjacent land uses and streets.
2. A reduced 8½" x 11" copy of the General Development Plan.
3. A narrative statement showing the proposed time and phasing within which the applications for Final Implementation Plan approval for all portions of the PD are intended to be filed.
4. A narrative statement indicating for the entire project and for each development phase, a summary of the total number of units of each type of use, number of dwelling units, the acreage devoted to all major land uses, the acreage of public lands, acres of common open space, the acreage of the total area proposed to be developed and the overall gross density of the development.
5. A narrative statement as to the character and size of all structures proposed for the development, including the use, height, and gross floor area of the buildings.
6. A narrative statement by the landowner setting forth the reasons why, in his opinion, a Planned Development would be in the public interest and would be consistent with the purpose of this chapter.
7. A narrative statement as to the proposed disposition of sanitary waste and storm water, and how all utilities are to be provided, including sewerage, water, storm drainage, gas and electricity, and how completion of all improvements is to be guaranteed.
8. A narrative statement as to the form of ownership proposed to own and maintain the common open space, recreation facilities, non-encroachable area and any other area within the PD that is to be retained primarily for the exclusive use and benefit of the residents.
9. A copy of any covenants or deed restrictions, which are intended to cover all or any part of the PD.
10. Twelve (12) copies of a General Development Plan prepared at an appropriate scale to identify all proposed land use to such detail as to indicate the nature, character, and intensity of use of the development and shall include the following:

- a) Owners of record and any parties having an interest in the development;
- b) Proposed name of the development;
- c) Legal description and boundary lines in relation to section, quarter section, or quarter/quarter section;
- d) Date of preparation, name, and address of preparer;
- e) The location, character and size of all public utility easements necessary to serve the PD, along with examples of the method of serving each individual property;
- f) The location and width of public and private streets, walks, and sidewalks and the relation of such streets and walks with adjacent streets and platting patterns;
- g) The location of all natural drainage systems;
- h) A general depiction of present and proposed topography of the site and adjacent areas within 100 feet by contour intervals of no more than 5 feet, and by use of directional arrows, the proposed flow of storm drainage;
- i) The location of open space and that to be used for community facilities, designating whether such is to be public, privately owned, or maintained and controlled by an owner's association. This shall include all common use areas such as: trails, tot lots; play and athletic fields and other outdoor recreational areas; buildings used for community, school, religious, or institutional uses; existing buildings, historical areas or scenic areas to be preserved; and all ponds, lakes, or streams to be included as open space;
- j) The location and type of land uses to be developed within the PD. For residential use, this shall include the location, type of residential dwelling, and number of dwelling units of each residential structure. For nonresidential use, this shall include the location, height, gross floor area, and principal entrances;
- k) Building setback lines and dimensions as deemed necessary to show compliance with development standards of this chapter;
- l) The location of parking areas, including the number of spaces required, the number of spaces provided, and typical examples of providing adequate off-site parking in residential areas;
- m) Ultimate development of the site, including development phases.